Karen Johnson Davidson County
Batch# 1069660 DEEDWARR
11/08/2023 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,005.40
20231108-0087239

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Amy Golisano-VanNeil 2504 Call Hill Road Nashville, TN 37211	Same as New Owner	172 12 0B 278.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lawrence Haas, II and Erica Haas, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Amy Golisano-VanNeil, a single woman**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2504 Call Hill Road, Nashville, TN 37211 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Section Twelve, Bradford Hills of record in Plat Book 7900, Page 6 amended in Plat Book 7900, Page 581, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence James Haas, II and Erica Lynn Haas, husband and wife, by Warranty Deed from Waleed Khalaf and Nicole Khalaf, husband and wife, of record in Instrument No. 20160425-0039711, in the Register's Office of Davidson County, Tennessee, dated April 22, 2016 and recorded on April 25, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 7th day of November, 2023.

Lawrence Haas, II

Erica Haas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2023, before me personally appeared Lawrence Haas, II and Erica Haas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of November, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $542,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7th day of November, 2023

Notary Public
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

Certificate of Authenticity

I, Holly Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/07/23.

Date

Holly Ray

Affiant Signature

11/07/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of November, 2023.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY